

8 Glance Street, Flemington Vic 3031



2 Bed 1 Bath ROW Car
Property Type: House
Land Size: 125 sqm approx
Indicative Selling Price
 \$ 925,000
Median House Price
 Year ending December 2019:
 \$1,020,000

Comparable Properties



62 Shields Street, Flemington 3031(ReI/VG)
2 Bed 1 Bath - Car
Price: \$1,000,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: House (Res)
Agent Comments: Period home with larger land size



83 Shields Street, Flemington 3031 (ReI/VG)
2 Bed 1 Bath - Car
Price: \$970,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 119 sqm approx
Agent Comments: Period home on similar land size



14 The Parade, Ascot Vale 3032 (ReI/VG)
2 Bed 1 Bath - Car
Price: \$950,000
Method: Auction Sale
Date: 26/10/2019
Rooms: 4
Property Type: House(Res)
Land Size: 186
Agent Comments: Period home with larger land size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

8 Glance Street, Flemington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$925,000

Median sale price

Median price

\$1,020,000

House

x

Suburb

Flemington

Period - From

01/01/2019

to

31/12/2019

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
62 Shields Street, FLEMINGTON 3031	\$1,000,000	14/12/2019
83 Shields Street, FLEMINGTON 3031	\$970,000	07/12/2019
14 The Parade, ASCOT VALE 3032	\$950,000	26/10/2019

This Statement of Information was prepared on:

30/03/2020 10:06